

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 1.4
(ID # 24411)

MEETING DATE:
Tuesday, March 19, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:
TENTATIVE PARCEL MAP NO. 38026 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) - Applicant: Linda Irene Rehr – Engineer/Representative: Mitch Adkison and James Wilson – Second Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: North of Dallas Avenue, east of Parsons Road, south of Mariposa Avenue, and west of Cole Avenue - 4.45 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - REQUEST: Tentative Parcel Map No. 38026 is a Schedule “H” subdivision of 4.45 acres into 3 lots - APN(s): 266-200-001. District 2. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **Receive and File** the Notice of Decision for the above referenced case acted on by the Director's Hearing Officer on February 5, 2024.

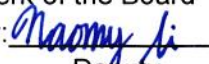
ACTION:Consent


John Hildebrand, Planning Director 3/4/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried, IT WAS ORDERED that the above matter is received and filed as recommended.

Ayes: Jeffries, Spiegel, Washington and Gutierrez
Nays: None
Absent: Perez
Date: March 19, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Tentative Parcel Map No. 38026 is a Schedule "H" subdivision of 4.46 gross acres into three (3) residential parcels. The lot sizes would be as follows: parcel 1 is 2.13 acres, parcel 2 is 1.23 acres, and parcel 3 is 1.10 acres.

The "project" was approved by the Planning Director on February 5, 2024. The Project Planner sent a 10-day notice for the project. The Planning Department did not receive any phone calls or emails of concern. As a result, the Planning Department proceeded with approval of the application.

Impact on Residents and Businesses

The impacts on this project have been evaluated through the environmental review and public hearing process by the Planning Department.

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

Contract History and Price Reasonableness

N/A

ATTACHMENTS

- A. Approval Letter & Staff Report**
- B. Map Exhibits**
- C. GIS Exhibits**
- D. Conditions of Approval**
- E. ALUC Approval Letter**
- F. Labels, Radius Map, Certification**

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

G. Notice of Exemption



Jason Farin, Principal Management Analyst 3/12/2024



RIVERSIDE COUNTY
PLANNING DEPARTMENT

John Hildebrand
Planning Director

February 28, 2024

Linda Irene Rehr
15164 Desert St.
Adelanto, CA 92301

Cc:
Adkan Engineers
c/o James Wilson
6879 Airport Drive
Riverside, CA 92504

RE: TENTATIVE PARCEL MAP NO. 38026

On February 5th, 2024, the **Riverside County Planning Director** approved the above referenced case subject to the attached **FINAL** conditions.

A public notice for a Director's Hearing was sent via letters and a news agency advertisement. Therefore, action taken on the above referenced case is considered final. Please note that the expiration date of this project will be based upon the date of approval of the Director's Hearing.

Receive and File of Tentative Parcel Map No. 38026 went to the Board of Supervisors on March 19, 2024.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

A handwritten signature in black ink, appearing to read 'BBB', is written over a horizontal line.

Blanca Bernardino, Project Planner

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.2

(ID # 23221)


MEETING DATE:

Monday, February 05, 2024

SUBJECT: TENTATIVE PARCEL MAP NO. 38026 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) - Applicant: Linda Irene Rehr – Engineer/Representative: Mitch Adkison and James Wilson – Second Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: North of Dallas Avenue, east of Parsons Road, south of Mariposa Avenue, and west of Cole Avenue - 4.45 Gross Acres - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - REQUEST: Tentative Parcel Map No. 38026 is a Schedule “H” subdivision of 4.45 acres into 3 lots - APN(s): 266-200-001. Project Planner: Blanca Bernardino at (951) 955-6053 or email at bbernardino@rivco.org.

PROPOSED PROJECT

Case Number(s):	TPM38026
Environmental Type:	Exemption
Area Plan No.	Lake Matthews/Woodcrest
Zoning Area/District:	Woodcrest District
Supervisorial District:	Second District
Project Planner:	Blanca Bernardino
Project APN(s):	266-200-001
Continued From:	



John Hildebrand, Planning Director 1/29/2024

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 38026 is a Schedule “H” subdivision of 4.46 gross acres into three (3) residential parcels. The lot sizes would be as follows: parcel 1 is 2.13 acres, parcel 2 is 1.23 acres, and parcel 3 is 1.10 acres.

The project is located northerly of Dallas Ave., southerly of Mariposa Ave., easterly of Parsons Rd., and westerly of Cole Ave., within the Lake Matthew/Woodcrest Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 38026, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	Very Low Density Residential (RC-VLDR)
Surrounding General Plan Land Uses	
North:	N/A (City of Riverside)
East:	Rural Community – Very Low Density Residential (RC-VLDR)
South:	Rural Community – Very Low Density Residential (RC-VLDR)
West:	Rural Community – Very Low Density Residential (RC-VLDR)
Existing Zoning Classification:	A-1-1 (Light Agriculture)
Surrounding Zoning Classifications	
North:	N/A (City of Riverside)
East:	A-1(Light Agriculture), R-R (Rural Residential)
South:	A-1 (Light Agriculture)
West:	W-2 (Controlled Development Areas)
Existing Use:	Single Family Residential
Surrounding Uses	
North:	N/A – City of Riverside
South:	Single Family Residential
East:	Single Family Residential

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

West: Single Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	4.46 acres	1 acre minimum
Existing Building Area (SQFT):	Existing Residence 816 sq. ft	N/A
Proposed Minimum Lot Size:	Parcel 1: 2.13 gross acres Parcel 2: 1.23 gross acres Parcel 3: 1.10 gross acres	1 acre minimum
Total Proposed Number of Lots:	3	
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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The project site is approximately 4.46 acres which includes an existing residential home. Primary access is provided by Parsons Road.

General Plan Consistency

The proposed subdivision is located with the Lake Mathews/Woodcrest Area Plan. The land use designation for the project site is Rural Community – Very Low Density Residential (RC – VLDR), which allows for a minimum lot size of one (1) dwelling unit per one (1) to two (2) acres. This schedule “H” subdivision proposes three (3) residential lots at 2.13 acres, 1.23 acres, and 1.10 acres. Two lettered lots, A (0.12 acres) and B (0.09 acres) were dedicated to right-of-way for ultimate width along Dallas Ave.

The size of the proposed Parcel 1 through Parcel 3 is consistent with the size lots within RC–VLDR designated properties. The proposed parcel map will create lots that follow the development pattern of the surrounding area – which are also designated RC–VLDR. As such, the subdivision is consistent and does not conflict with the General Plan or the Lake Mathews/Woodcrest Area Plan.

Zoning/Development Standards

The project’s zoning classification is Light Agriculture, 1 Acre Minimum (A-1-1). This zoning classification is consistent with the RC – VLDR designation, as it permits residential and agricultural uses that are encouraged in the RC – VLDR designation. No construction is proposed as part of the project and only APN 266-200-001 is being subdivided as part of this proposal, all structures on site are existing and permitted. The applicant has demonstrated that the project is in compliance with the applicable development standards of Ordinance No. 348, specifically the A-1-1 zone classification.

The schedule “H” tentative parcel map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provisions of the Subdivision Map Act and Ordinance No. 460. The project is in compliance with the following standards:

Lot Size: Minimum lot size of the A-1-1 Zoning Classification is one acre. All the proposed parcels are greater than the minimum 1 acre. The proposed parcels are 2.13 acres, 1.23 acres, and 1.10 acres. The proposed lots also exceed the A-1-1 zoning classification development standard for lot dimension. The minimum average lot width for A-1-1 is 100 feet and a minimum average lot depth of 150 feet. All lots meet the minimum lot width to depth ratio, as shown on the Tentative Parcel Map exhibit.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Schedule “H” Parcel Map Division: Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule “H” parcel map division. The Project has been conditioned and required to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with this Ordinance.

Tentative Parcel Map No. 38026 was submitted to the County of Riverside on March 4, 2021.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15315, as the project has been determined to meet all qualifications as set forth in Section 15315 (Minor Land Divisions). Section 15315 requires that the division of property be in an urbanized area zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed subdivision will be within parcels currently zoned Light Agriculture, 1 Acre Minimum (A-1-1) and is currently developed with one (1) residential dwelling. The project will create three (3) legal parcels which will meet the A-1-1 zone development standards as set forth in Ordinance No. 348 and allowable land uses for the Rural Community – Very Low Density Residential (RC – VLDR) land use designation as set forth in the Lake Mathews/Woodcrest Area Plan. There is no proposed grading at this time. The proposed Project is consistent with the General Plan and Ordinance No. 348.

Regarding the location being within an “urbanized” area, State CEQA Guidelines Section 15387 provides that the Lead Agency is to determine whether a particular area meets the criteria of “urbanization” by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as “urbanized”. Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Riverside is located approximately 1 mile to the north of the project site and has a population of 314,998 people (2020 Census). As stated above, the project site is in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, Section 15061 (b)(3), the commonsense exemption, as the project has no possibility of having a significant effect on the environment as it is only a parcel map subdivision with no proposed grading or construction.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
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FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

The project site has a General Plan Foundation Component and Land Use Designation of Rural Community – Very Low Density Residential (RC – VLDR).

The project site has a Zoning Classification of Light Agriculture, 1-acre minimum (A-1-1) which is consistent with the Riverside County General Plan.

The project is consistent with residential development of this scope and scale for this land use designation and zone (see discussion in background as well as entitlement findings below).

Entitlement Findings:

Tentative Parcel Map No. 38026 is a Schedule “H” map that proposes to subdivide 4.46 gross acres into three residential lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

The proposed map, subdivision design and improvements are consistent with General Plan, applicable community, and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed parcel map creates residential lots that are consistent with the provisions of the General Plan Principles IV Community Design and II Environmentally Sensitive Community Design. As discussed above, the proposed parcel map will create three residential lots that is consistent with RC – VLDR designation and follows the development pattern of the surrounding areas. This provides housing opportunities in a rural area of the County.

The site of the proposed land division is physically suitable for the type of development, as the site meets the development standards for the A-1-1 zoning classification. The project site is approximately 4.46 acres which includes an existing residential home. Primary access is provided by Parsons Road.

The site of the proposed land division is physically suitable for the proposed density of the development. The density for the project is based on the developable area, which will provide for one dwelling unit per one acre, which is permissible per the General Plan and allowed in the RC-VLDR designation.

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The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project has no direct impact on the natural environment. The project is deemed exempt from CEQA per Section 15061 (b)(3) (Common Sense Exemption) and Section 15315 (Minor Land Divisions).

The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed parcel map creates three (3) residential lots that will not lead to drastic increase in traffic volume for the surrounding community. In addition, air quality is not likely to substantially change due to future residential development.

As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance No. 460 for a Schedule "H" Map.

Development Standards Findings:

Riverside County Ordinance No. 348 and 460 – Tentative Parcel Map No. 38026 proposes to be subdivided from approximately 4.46 acres into three parcels and will comply with the development standards of Ordinance No. 348, specifically the A-1-1 zoning classification based on the following:

The design of the tentative parcel map is in compliance with the development standards of the A-1-1 zoning classification:

The existing Zoning Classification for the subject site is Light Agricultural, 1-acre lot minimum (A-1-1). One-family residence are permitted in the A-1-1 Zoning Classification. The development standards for this zoning classification requires a minimum lot width of 100 feet, minimum lot depth of 150 feet, 20-foot front yard setback, 10-foot rear setback 5-foot side yard setback, and a building height of 40 feet. As proposed, each parcel has a width of a minimum 100 feet. Although footprints of the proposed one-family residences are not provided on the Tentative Parcel Map exhibit, the location of possible building pads indicate that the front, side, and rear setback will be met. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage of the single-family residences. The proposed project will conform to the development standards of the A-1-1 Zoning Classification and all other applicable provisions of Ordinance No. 348.

Tentative Parcel Map No. 38026 will comply with Ordinance No. 460 based on the following:

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The design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of lifestyles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a “unique community identity” which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum density, and the overlay intent of the principal of the General Plan. The project site is not located within a Specific Plan.

Other Findings:

The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. The site, although not located in a conservation area, is located within a fee area, and would be subject to any applicable fees. Therefore, the proposed project will not conflict with any MSHCP policies or requirements.

The project site is located within the March Air Reserve Base, Zone E Airport Influence Area (AIA) boundary and is therefore subject to the Airport Land Use Commission (ALUC) review. This project was submitted to ALUC for review on December 3, 2021. Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TPM38026 (Tentative Parcel Map), a proposal to divide 4.46 acres into 3 parcels located at 17140 Parsons Road, northerly of Dallas Avenue, westerly of Venora way, and southerly of Mariposa Avenue.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 21,860 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,706 feet AMSL. The project site elevation is 1,662 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services

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(FAA OES) is not a prerequisite to land division. Therefore, FAA OES review for height/elevation reasons was not required. However, a condition has been included that any future buildings exceeding 44 feet in height will require FAA OES review before permit issuance.

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area (SRA). All residential developments will comply with updated building codes and all fire and safety requirements.

Conclusion:

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety, or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Ordinance No. 460, Section 6.5.C.2 identifies the approval procedures for a residential Parcel Map. Not less than 10 days prior to the date on which the decision will be made on the application, the Planning Director shall give notice of the proposed use by mail to all owners, as shown on the last equalized assessment roll as owning real property within a 300-foot radius of the exterior boundary in questions and publication once in a newspaper of general circulation in the area affected by the proposed project. No public hearing on the application for a permit issued pursuant to this section is required unless a hearing is requested by the applicant or other affected person. These notices were mailed to property owners within 600 feet of the project site on 01/17/2024.

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls who indicated support/opposition to the proposed project.

APPEAL INFORMATION

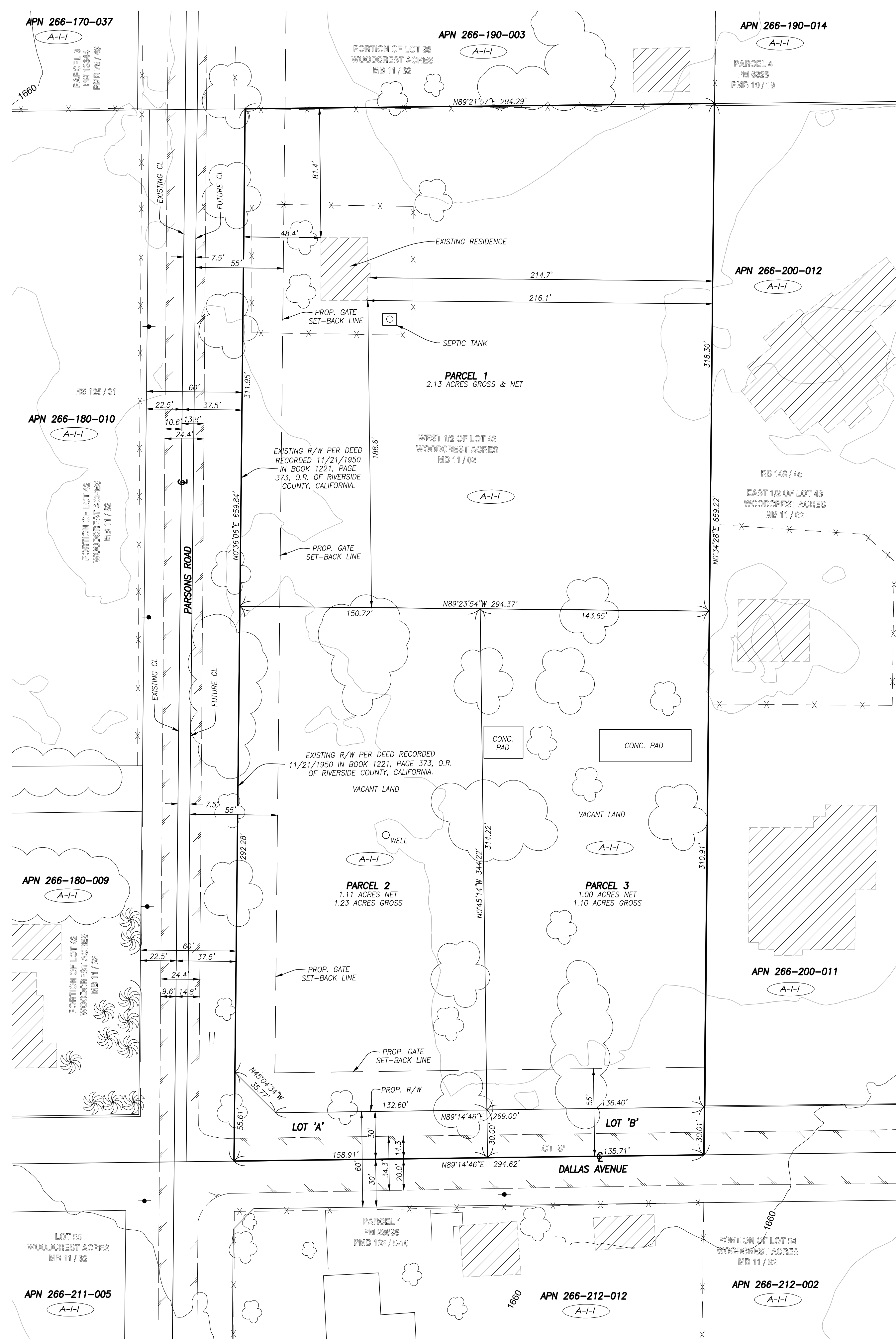
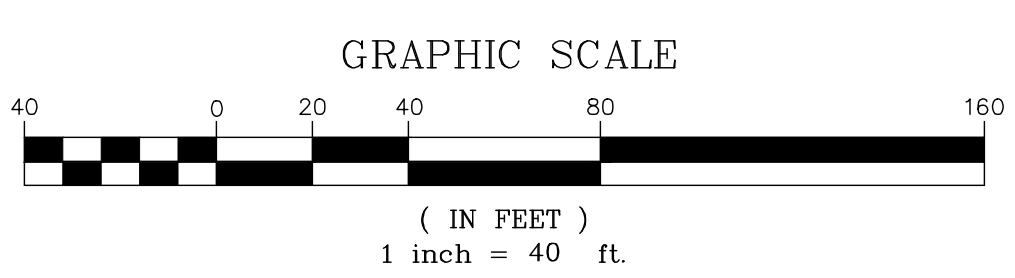
The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Planning Department, with the required fee as set forth in

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the Director's Hearing decision.


Aaron Gettis, Deputy County Counsel 1/29/2024

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38026
 BEING A SUBDIVISION OF A PORTION OF LOT 43 OF WOODCREST ACRES, PER MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.



OWNERS

CHESTER A. HONSTEN
 15164 DESERT STREET
 ADELANTO, CA 92301

CHERYL ANN YOUNG
 12945 GALEWOOD DRIVE
 APPLE VALLEY, CA 92308

SUSAN RAE HILTON
 7556 WHISPERWOOD DRIVE
 PANAMA CITY, FL 32404

KAREN MARIE BUMANLAG
 1141 MORNING VIEW DRIVE, #102
 ESCONDIDO, CA 92026

LINDA IRENE REHR
 15164 DESERT STREET
 ADELANTO, CA 92301

APPLICANT

LINDA IRENE REHR
 15164 DESERT STREET
 ADELANTO, CA 92301

ENGINEER
adkan
ENGINEERS
 6874 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: 951-688-0241
 FAX: 951-688-0599

SITE ADDRESS

17140 PARSONS ROAD
 RIVERSIDE, CA 92503

TOPOGRAPHY

RIVERSIDE COUNTY FLOOD CONTROL AND WATER
 CONSERVATION DISTRICT TOPOGRAPHY PROVIDED ON
 OCTOBER 30, 2020.

ASSESSORS PARCEL NUMBERS

266-200-001

ZONING/LAND USE

ZONING: A-1-I (LIGHT AGRICULTURE)
 LANDUSE: RC-VLDR (RURAL COMMUNITY- VERY LOW RESIDENTIAL DENSITY)

ADJACENT LAND USE

NORTH: RC-VLDR
 NORTH: RC-VLDR
 EAST: RC-VLDR
 WEST: RC-VLDR

UTILITY PURVEYORS

WATER: WESTERN MUNICIPAL WATER DISTRICT
 SEWER: WESTERN MUNICIPAL WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
 TELEPHONE: AT&T
 CABLE: SPECTRUM
 SCHOOL: VAL VERDE UNIFIED SCHOOL DISTRICT

LEGEND

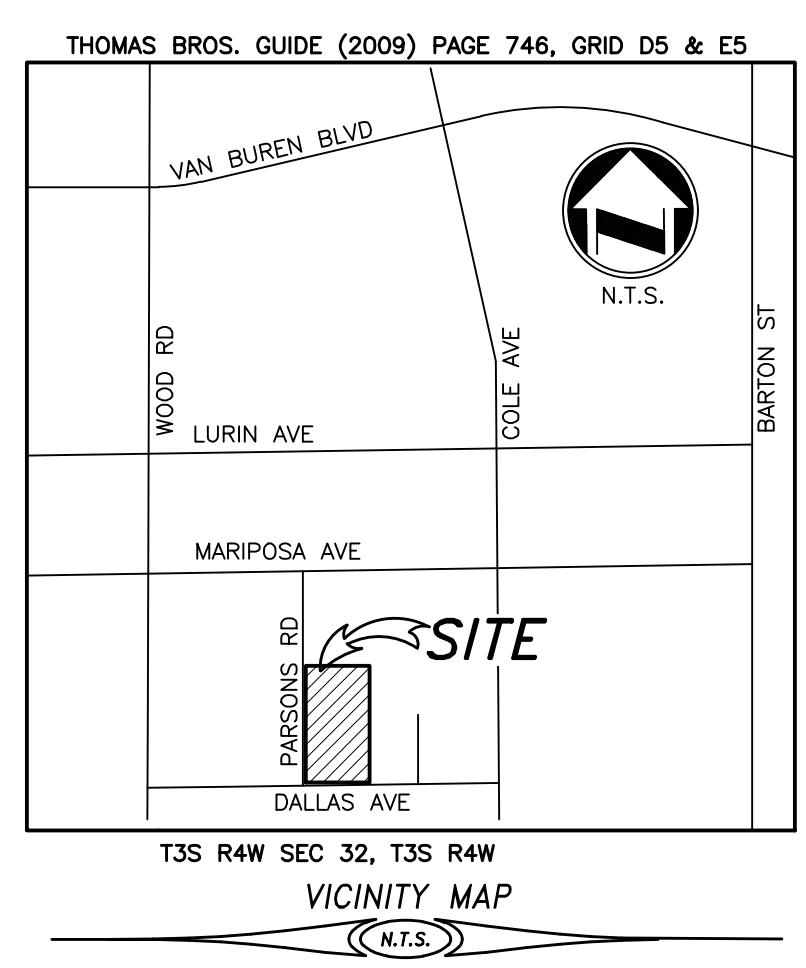
AC. ACRES
 ZONING

LEGAL DESCRIPTION

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:
 WEST HALF OF LOT 43 OF WOODCREST ACRES, AS SHOWN BY MAP ON FILE IN
 BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, BEING ALL OF
 SAID LOT EXCEPT THAT PORTION THEREOF CONVEYED TO THE HEIRS OF ROBERT
 HENDERSON, DECEASED BY DEED RECORDED APRIL 2, 1930 IN BOOK 846, PAGE
 548 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.
 EXCEPTING THEREFROM THE WESTERLY 37.5 FEET OF SAID LOT AS CONVEYED TO
 THE COUNTY OF RIVERSIDE IN DEED RECORDED NOVEMBER 21, 1950 IN BOOK 1221,
 PAGE 313 OF OFFICIAL RECORDS OF SAID COUNTY.

PROJECT NOTES

- THIS TENTATIVE PARCEL MAP WAS PREPARED BY ADKAN ENGINEERS UNDER THE DIRECTION OF MITCHELL ADKISON R.G.E. 15131
- THOMAS BROS. COORDINATES: 2008 RIV. CO. (PAGE 114 GRID H-2)
- FEMA MAPPED FLOOD ZONE X, COMMUNITY PANEL NO. 06065G14056, EFFECTIVE DATE AUGUST 28, 2008.
- TOPOGRAPHY SOURCE: RIVERSIDE COUNTY FLOOD CONTROL
- TOTAL NUMBER OF PARCELS: 3
- TOTAL SITE ACREAGE: 4.46± ACRES
- TOTAL NUMBER OF BUILDINGS: 1 BUILDING
- SUBDIVISION INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- THIS PARCEL IS NOT WITHIN AN EARTHQUAKE FAULT ZONE.
- THIS PARCEL HAS NOT BEEN EVALUATED BY CGS FOR LIQUEFACTION HAZARDS.
- THIS PARCEL HAS NOT BEEN EVALUATED BY CGS FOR SEISMIC LANDSLIDE HAZARDS.



REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDED PARCEL 3, LOT 'A', AND LOT 'B'	SM 10/5/21

TENTATIVE PARCEL MAP NO. 38026

PREPARATION DATE : OCTOBER 2020

adkan
ENGINEERS
 Civil Engineering · Surveying · Planning
 6874 Airport Drive, Riverside, CA 92504
 Tel:(951) 688-0241 · Fax:(951) 688-0599

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38026

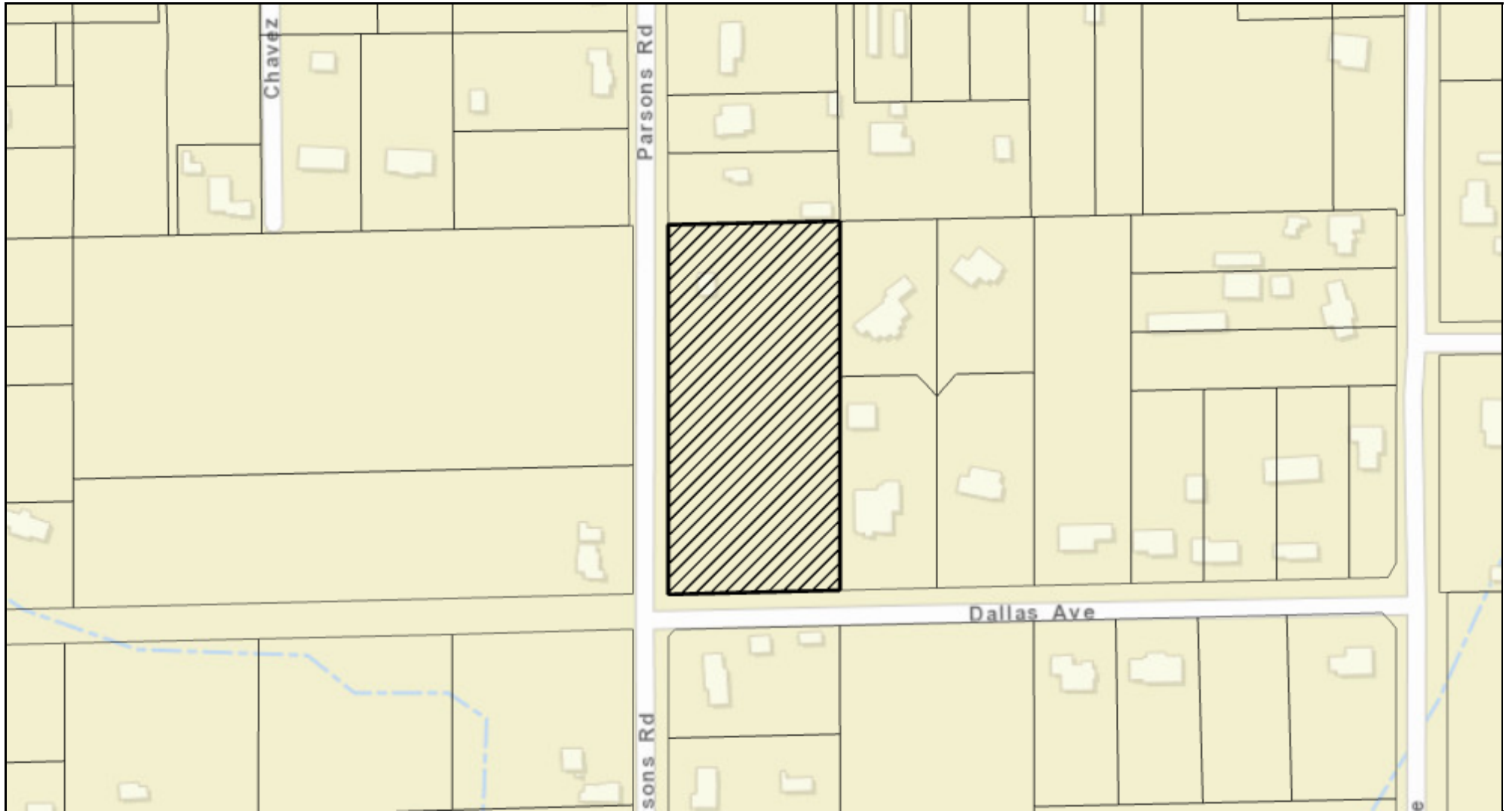
VICINITY/POLICY AREAS

Supervisor: KAREN SPIEGEL

District: 2

Date: 2-28-2024

Exhibit: VICINITY MAP



Zoning Area/District: WOODCREST

Author: TPM38026

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38026

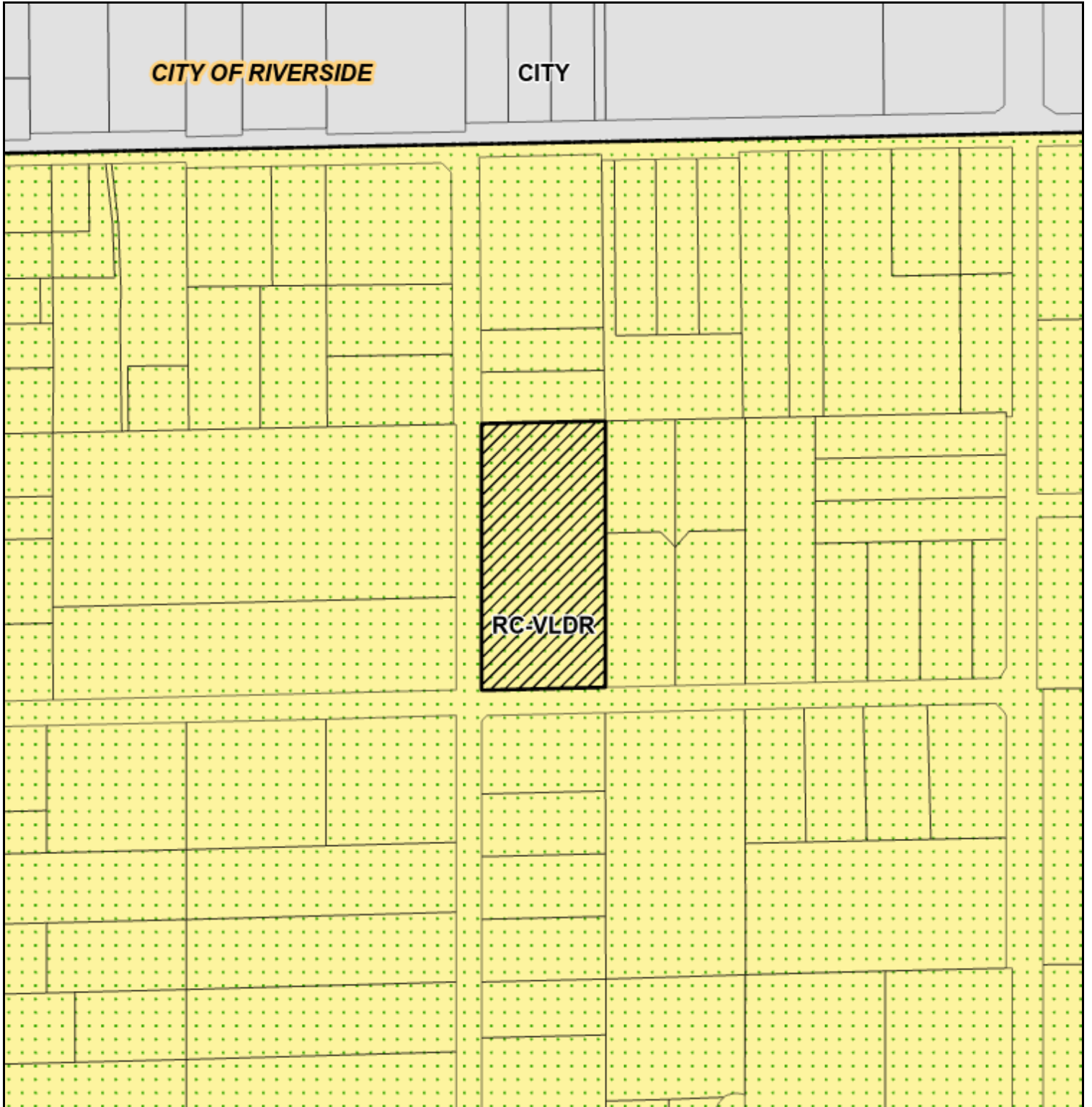
EXISTING GENERAL PLAN

Supervisor: KAREN SPIEGEL

District: 2

Date: 2-28-2024

Exhibit: GENERAL PLAN MAP



Zoning Area/District: WOODCREST

Author: TPM38026



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38026

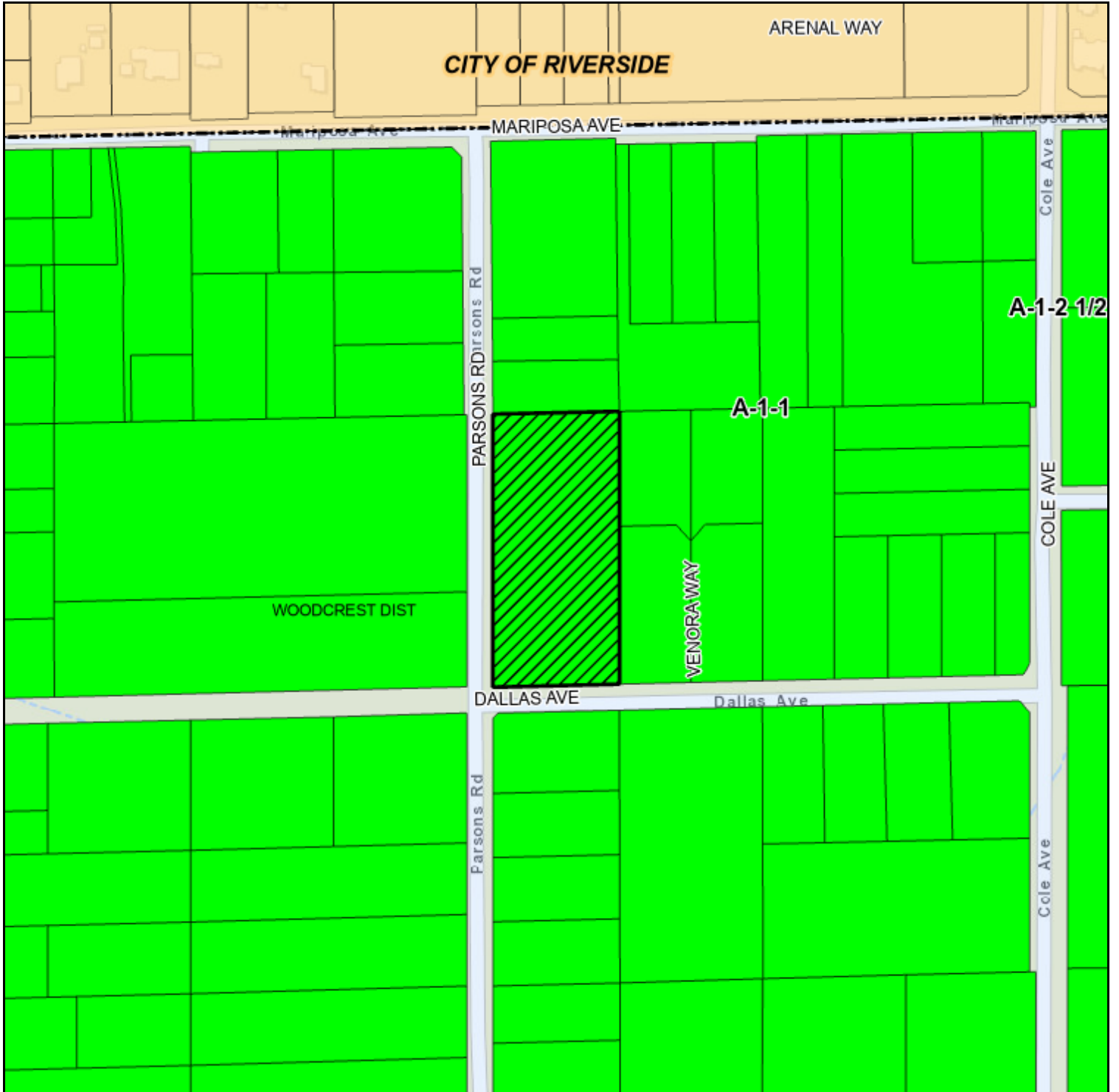
EXISTING ZONING

Supervisor: KAREN SPIEGEL

District: 2

Date: 2-28-2024

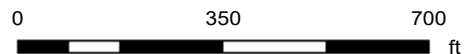
Exhibit: ZONING MAP



Zoning Area/District: WOODCREST

Author: TPM38026

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RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM38026

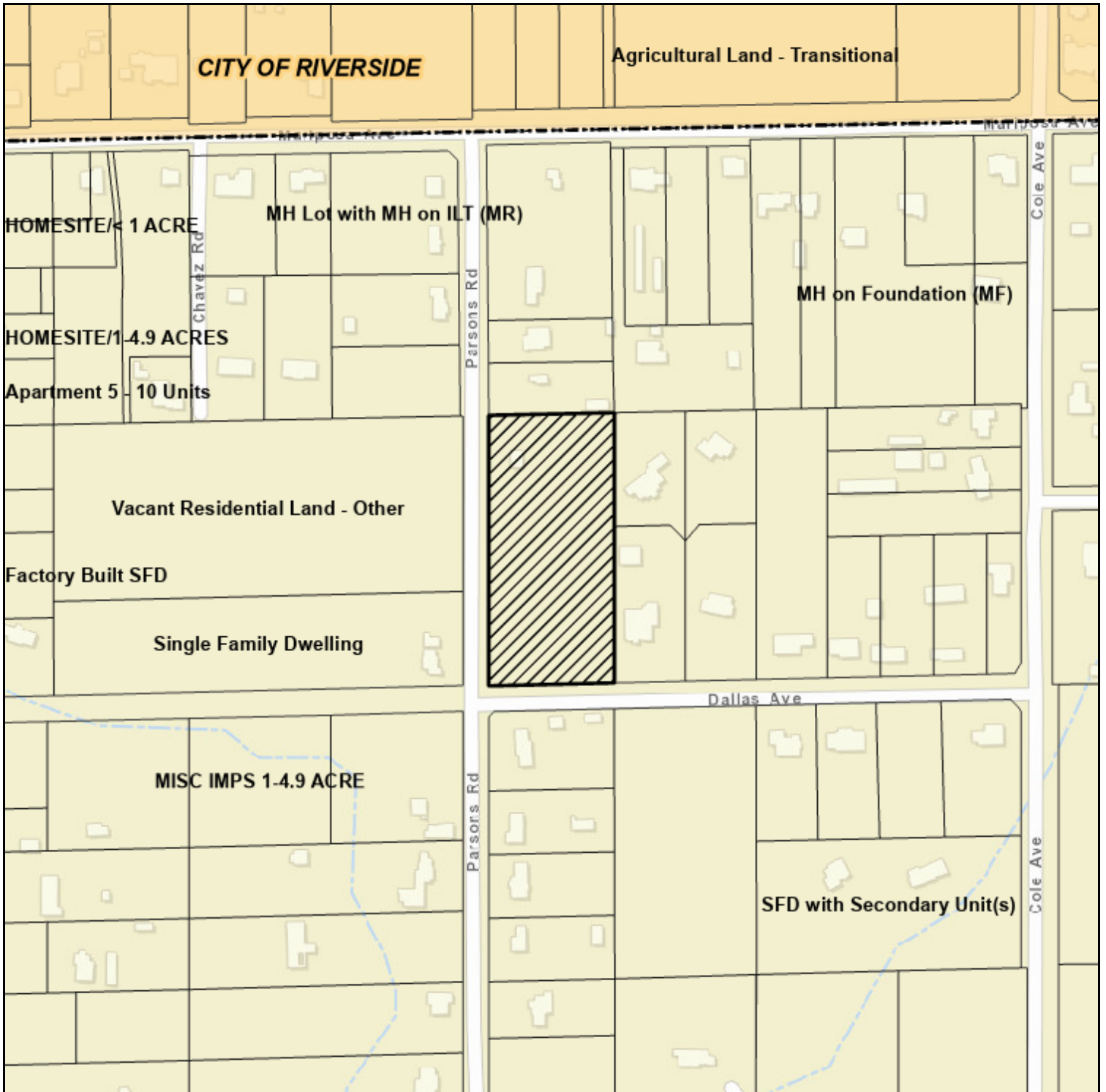
LAND USE

Supervisor: KAREN SPIEGEL

Date: 2-28-2024

District: 2

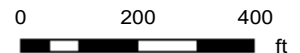
Exhibit: LAND USE MAP



Zoning District: WOODCREST

Author: TPM38026

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>





**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Charissa Leach, P.E.
Assistant CEO/TLMA Director



10/31/23, 8:10 am

TPM38026

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM38026. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan Tentative Parcel Map No. 38026 (TPM38026) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 38026 is a Schedule "H" subdivision of 4.46 gross acres into three (3) residential parcels. The lot sizes would be as follows: parcel 1 is 2.13 acres, parcel 2 is 1.23 acres, and parcel 3 is 1.10 acres.

The project is located northerly of Dallas Ave., southerly of Mariposa Ave., easterly of Parsons Rd., and westerly of Cole Ave., within the Lake Matthew/Woodcrest Area Plan.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. 3rd & 5th District Design Guidelines
3. County Wide Design Guidelines and Standards
4. County Design Guidelines
 - Bermuda Dunes (Adopted 5/13/2008)
 - Desert Edge (Adopted 12/23/2008)
 - Lakeview Nuevo (Adopted 8/1/2006)
 - Mecca (Adopted 7/21/2009)
 - Temecula Valley Wine Country (Adopted 3/11/2014)
 - Temescal Valley (Adopted 3/20/2007)
 - Thermal (Adopted 7/21/2009)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Design Guidelines (cont.)

- Vista Santa Rosa (Adopted 9/28/2004)

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED SITE PLAN - EXHIBIT A.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TTMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TTMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TPM38026 , or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TPM38026, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Advisory Notification. 7 AND - Mitigation Measures

Incorporation of all adopted EIR Mitigation Measures.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

E Health

E Health. 1 DEH ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 Fire - Advisory

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 **Fire - Advisory (cont.)**

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

Flood. 1 **FLOOD HAZARD REPORT**

FLOOD HAZARD REPORT: 05/13/21
Bluebeam Session ID: 253-008-655

Parcel Map (PM) 38026 is a Schedule H subdivision of 4.45 acres into 2 lots. It is located north of Dallas Avenue, east of Parsons Road, south of Mariposa Avenue, and west of Cole Avenue.

The site is generally sloped north to south, and is surrounded by gently rolling hill which form watercourses east and west of the site, however there is minimal tributary to the site itself. There are no existing or proposed drainage facilities in the area. Except for nuisance nature local runoff that may traverse the property, the site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. Currently, no existing or proposed District facility in this area.

Any questions pertaining to this project may be directed to Kelly O'Sullivan of this office at 951-955-8851 or kosulliv@rivco.org.

Planning

Planning. 1 **90 DAYS TO PROTEST**

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Planning. 2 **ALUC Conditions**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

ALUC Conditions (cont.)

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Hazards to flight.

3. The notice as attached in ALUC's July 12, 2021 letter shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. Any proposed detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist. The infiltration basin shall be designed in accordance with all parameters identified in the Wildlife Hazard Management at Riverside County Airports: Background and Policy.

A notice sign in a form similar to that attached to ALUC's consistency letter, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basins is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes." The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive or irrigation controllers, access gates, etc.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 FEE BALANCE (cont.)

Planning. 3 FEE BALANCE

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Planning. 4 FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Planning. 5 Map Expiration Date

The conditionally approved Tentative Map shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by the County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved Tentative Map. If the Tentative Map expires before the recordation of the Final Map, or any phase thereof, no recordation of the Final Map, or any phase thereof, shall be permitted.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Planning. 6 Zoning Standards

Lots created by this Tentative Map shall be in conformance with the development standards of the A-1-1 zone.

Comments: INEFFECT 10/16/2023 TPM38026 BBERNARDINO

Planning-CUL

Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

Unanticipated Resources (cont.)

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1

Gen - Custom

- With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.
- Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.

Plan: TPM38026

Parcel: 266200001

50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH - ECP MAP RECORDATION REVIEW Not Satisfied

Prior to map recordation, an Environmental Cleanup Program (ECP) review may be required.

050 - E Health. 2 DEH - SEWER SERVICE ESTABLISHED Not Satisfied

Prior to map recordation, provide documentation establishing sewer service from the water purveyor.

050 - E Health. 3 DEH - SOLID WASTE HAULER WILL SERVE LETTER Not Satisfied

Prior to map recordation, provide a Solid Waste Hauler will serve letter from the appropriate purveyor. Ensure the letter acknowledges the project. Ensure the letter addresses compliance with the requirements of SB1383.

050 - E Health. 4 DEH - WATER SERVICE ESTABLISHED Not Satisfied

Prior to map recordation, provide documentation establishing potable water service from the water purveyor.

Fire

050 - Fire. 1 Fire - Prior to recordation - ECS Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 2 Fire - Prior to recordation - ECS Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with Class B material as per the California Building Code.

050 - Fire. 3 Fire - Prior to Recordation - Will Serve Letter Not Satisfied

Prior to recordation, provide a will serve letter from the local water purveyor verifying existing fire hydrants or that financial arrangements have been made to provide them.

050 - Fire. 4 Prior to Recordation - ECS Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

Planning

050 - Planning. 1 AG/DAIRY NOTIFICATION Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those

Plan: TPM38026

Parcel: 266200001

50. Prior To Map Recordation

Planning

050 - Planning. 1 AG/DAIRY NOTIFICATION (cont.) Not Satisfied
uses. Said notification shall be in addition to any notice required by Ordinance No. 625
(Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 2 FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor in interest.

050 - Planning. 3 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Tentative Parcel Map No. 38026 (TPM38026) has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Survey

050 - Survey. 1 FINAL MAP REQUIREMENTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

- Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
- Right of Way dedication on the project side, northeast corner of the intersection of Parsons Road and Dallas Avenue per Right of Way corner cutback standard no. 805, Ordinance No. 461.

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 DEH - OWTS DESTRUCTION Not Satisfied

Prior to grading permit issuance, the existing Onsite Wastewater Treatment System (OWTS) must be destroyed under permit by this Department. Should any additional OWTS or wells be identified during grading operations, these must be destroyed under permit by this Department prior to final.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

Prior to grading permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 2 Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit

Plan: TPM38026

Parcel: 266200001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Fee Balance (cont.) Not Satisfied
based fees for the TENTATIVE MAP are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 HILLSIDE DEVELOPMENT STANDARDS Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 4 REQUIRED APPLICATIONS Not Satisfied
No grading permits shall be issued until Tentative Parcel Map No. 38026 (TPM38026) has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 5 SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.46 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 6 SLOPE GRADING TECHNIQUES Not Satisfied
The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:
1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-CUL

060 - Planning-CUL. 1 ECS Sheet (cultural) Not Satisfied
Prior to issuance of grading permits: the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans This sheet shall indicate the requirements for avoidance the historic structure located on the property. The sheet shall also include an area to be used for

Plan: TPM38026

Parcel: 266200001

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 ECS Sheet (cultural) (cont.) Not Satisfied
reburial of any artifacts that are discovered during grading.

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a agreement(s) with the consulting tribe(s) for Native American Monitor(s).
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 3 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed in coordination with the consulting tribe(s) that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural, tribal cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a digitally-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Preconstruction Survey - EPD Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, including permits for clearing and grubbing, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. The pre-construction survey shall cover the project site and any offsite improvements. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist

Plan: TPM38026

Parcel: 266200001

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT PLANS (cont.) Not Satisfied

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Cultural Resource Disposition Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.

Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources

All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources

One of the following treatments shall be applied.

1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s) and include, at least, the following: Measures to protect the reburial area from any future impacts in perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Plan: TPM38026

Parcel: 266200001

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 DEH - SEWER CONNECT Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health for connection to sewer.

Planning

080 - Planning. 1 Fee Balance Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 Roof Mountated Equipment Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 3 School Mitigation Not Satisfied

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 4 Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

Transportation

080 - Transportation. 1 SUBMIT PLANS Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website.

Plan: TPM38026

Parcel: 266200001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 SUBMIT PLANS (cont.) Not Satisfied
<http://rcflood.org/npdes/>

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 ORD 810 Open Space Fee Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the application shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this ordinance.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2 Ordinance No. 659 DIF Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project proponent shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824

090 - Transportation. 2 Gate Relocation Not Satisfied

The gate shall be relocated 55' from future construction centerline.

NOTE:

The future construction centerline will be offset by 7.5' to the east from existing C/L.

Plan: TPM38026

Parcel: 266200001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3

WQMP COMPLETION

Not Satisfied

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the Project Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



December 3, 2021

Jason Allin, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Steven Stewart
Palm Springs

VICE CHAIR
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon A. Housman
Jackie Vega
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1500MA21
Related File No.: TPM38026 (Tentative Parcel Map)
APN: 266-200-001
Airport Zone: Compatibility Zone E

Dear Mr. Allin:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. TPM38026 (Tentative Parcel Map), a proposal to divide 4.46 acres into 3 parcels located at 17140 Parsons Road, northerly of Dallas Avenue, westerly of Venora way, and southerly of Mariposa Avenue.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 21,860 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,706 feet AMSL. The project site elevation is 1,662 feet AMSL. No building permits for new structures are in process at this time, and review by the Federal Aviation Administration Obstruction Evaluation Services (FAA OES) is not a prerequisite to land division. Therefore, FAA OES review for height/elevation reasons was not required. However, a condition has been included that any future buildings exceeding 44 feet in height will require FAA OES review before permit issuance.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be

AIRPORT LAND USE COMMISSION

downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Hazards to flight.
3. The attached “Notice of Airport in Vicinity” shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC “LANDSCAPING NEAR AIRPORTS” brochure, and the “AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT” brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: “There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes”. The sign will also include the

AIRPORT LAND USE COMMISSION

name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

5. Prior to issuance of building permits for any new buildings greater than 44 feet in height, the permittee shall provide to the Building and Safety a "Determination of No Hazard to Air Navigation" letter from the Federal Aviation Administration Obstruction Evaluation Service.

If you have any questions, please feel free to contact me at (951) 955-6893.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Linda Rehr/Chester Honstein (applicant/property owner)
Adkan Engineers (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Major David Shaw, Base Civil Engineer, March Air Reserve Base
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1500MA21\ZAP1500MA21.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

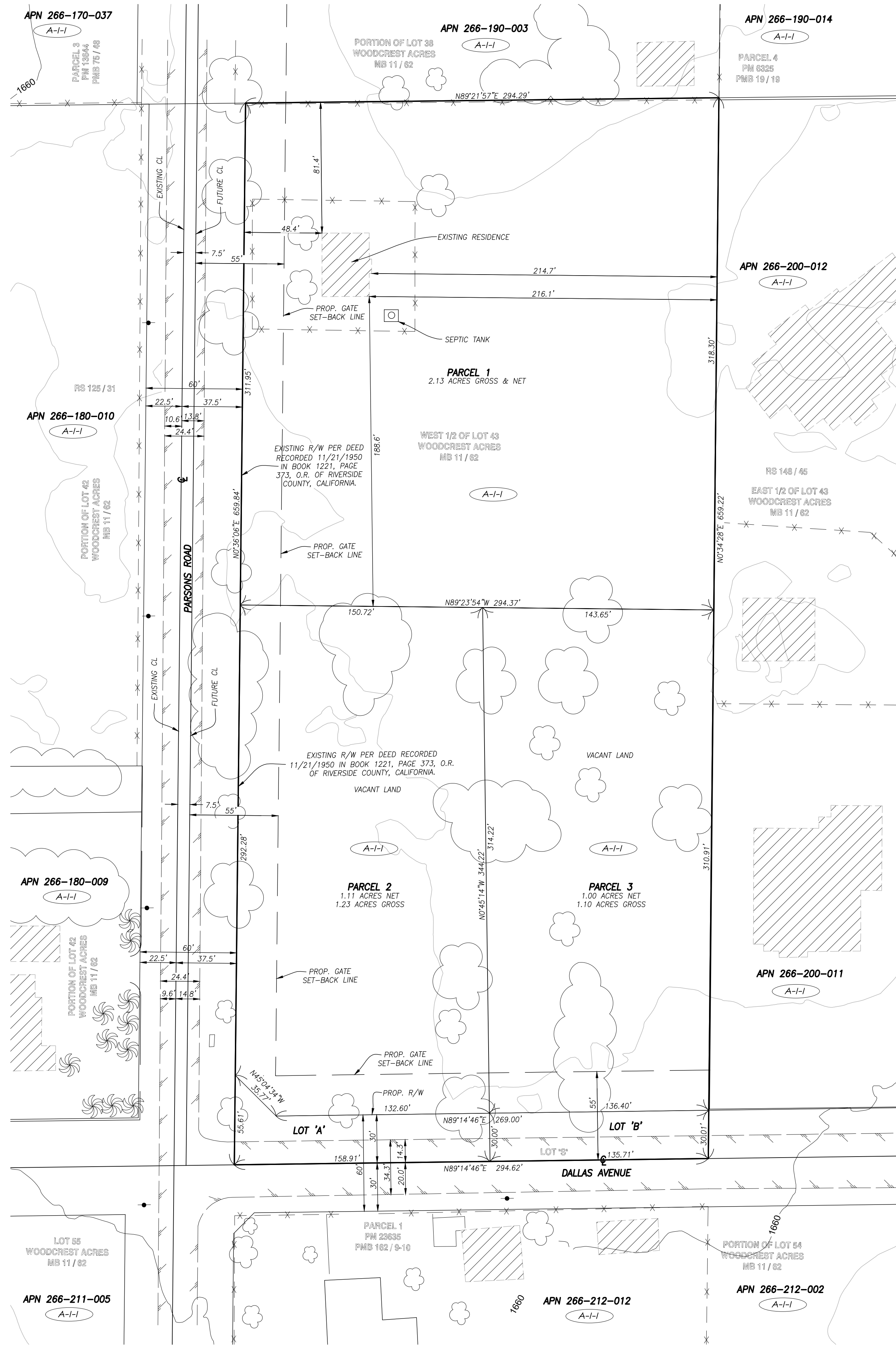
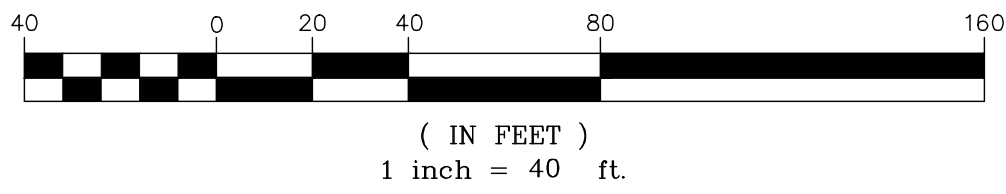
Phone: _____

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 38026

BEING A SUBDIVISION OF A PORTION OF LOT 43 OF WOODCREST ACRES, PER MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY; IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S.B.M.



GRAPHIC SCALE



OWNERS

CHESTER A. HONSTEN
 15164 DESERT STREET
 ADELANTO, CA 92301

CHERYL ANN YOUNG
 12945 GALEWOOD DRIVE
 APPLE VALLEY, CA 92308

SUSAN RAE HILTON
 7556 WHISPERWOOD DRIVE
 PANAMA CITY, FL 32404

KAREN MARIE BUMANGLAG
 1141 MORNING VIEW DRIVE, #102
 ESCONDIDO, CA 92026

LINDA IRENE REHR
 15164 DESERT STREET
 ADELANTO, CA 92301

APPLICANT

LINDA IRENE REHR
 15164 DESERT STREET
 ADELANTO, CA 92301

ENGINEER
adkan
ENGINEERS
 6874 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: 951-688-0241
 FAX: 951-688-0599

SITE ADDRESS

17140 PARSONS ROAD
 RIVERSIDE, CA 92503

TOPOGRAPHY

RIVERSIDE COUNTY FLOOD CONTROL AND WATER
 CONSERVATION DISTRICT TOPOGRAPHY PROVIDED ON
 OCTOBER 30, 2020.

ASSESSORS PARCEL NUMBERS

266-200-001

ZONING/LAND USE

ZONING: A-1-I (LIGHT AGRICULTURE)
 LANDUSE: RC-VLDR (RURAL COMMUNITY- VERY LOW RESIDENTIAL DENSITY)

ADJACENT LAND USE

NORTH: RC-VLDR
 NORTH: RC-VLDR
 EAST: RC-VLDR
 WEST: RC-VLDR

UTILITY PURVEYORS

WATER: WESTERN MUNICIPAL WATER DISTRICT
 SEWER: WESTERN MUNICIPAL WATER DISTRICT
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
 TELEPHONE: AT&T
 CABLE: SPECTRUM
 SCHOOL: VAL VERDE UNIFIED SCHOOL DISTRICT

LEGEND

AC. ACRES
 ZONING

LEGAL DESCRIPTION

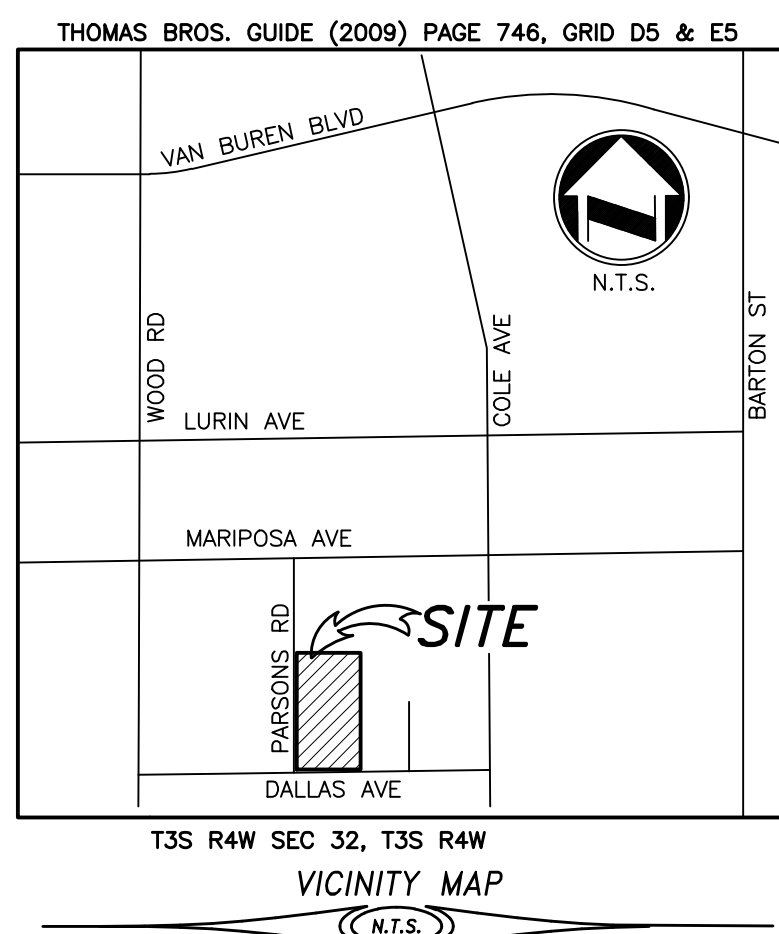
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS:

WEST HALF OF LOT 43 OF WOODCREST ACRES, AS SHOWN BY MAP ON FILE IN
 BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, BEING ALL OF
 SAID LOT EXCEPT THAT PORTION THEREOF CONVEYED TO THE HEIRS OF ROBERT
 HENDERSON, DECEASED BY DEED RECORDED APRIL 2, 1930 IN BOOK 846, PAGE
 548 OF DEEDS, RECORDS OF RIVERSIDE COUNTY.

EXCEPTING THEREFROM THE WESTERLY 37.5 FEET OF SAID LOT AS CONVEYED TO
 THE COUNTY OF RIVERSIDE IN DEED RECORDED NOVEMBER 21, 1950 IN BOOK 1221,
 PAGE 313 OF OFFICIAL RECORDS OF SAID COUNTY.

PROJECT NOTES

1. THIS TENTATIVE PARCEL MAP WAS PREPARED BY ADKAN ENGINEERS UNDER THE DIRECTION OF MITCHELL ADKISON R.G.E. 15131
2. THOMAS BROS. COORDINATES: 2008 RIV. CO. (PAGE 114 GRID H-2)
3. FEMA MAPPED FLOOD ZONE X, COMMUNITY PANEL NO. 06065C14056, EFFECTIVE DATE AUGUST 28, 2008.
4. TOPOGRAPHY SOURCE: RIVERSIDE COUNTY FLOOD CONTROL
5. TOTAL NUMBER OF PARCELS: 3
6. TOTAL SITE ACREAGE: 4.46± ACRES
7. TOTAL NUMBER OF BUILDINGS: 1 BUILDING
8. SUBDIVISION INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
9. THIS PARCEL IS NOT WITHIN AN EARTHQUAKE FAULT ZONE.
10. THIS PARCEL HAS NOT BEEN EVALUATED BY CGS FOR LIQUEFACTION HAZARDS.
11. THIS PARCEL HAS NOT BEEN EVALUATED BY CGS FOR SEISMIC LANDSLIDE HAZARDS.



REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDED PARCEL 3, LOT 'A', AND LOT 'B'	SM 10/5/21

TENTATIVE PARCEL MAP NO. 38026

PREPARATION DATE: OCTOBER 2020

adkan
ENGINEERS
 Civil Engineering • Surveying • Planning
 6874 Airport Drive, Riverside, CA 92504
 Tel:(951) 688-0241 • Fax:(951) 688-0599

266170029
CESAR A. CHAVEZ
17120 CHAVEZ RD
RIVERSIDE CA 92508

266170035
DEBORAH WILLIAMS
17043 PARSONS RD
RIVERSIDE CA 92508

266170036
MORRIS LINDA C TRUST DTD 5/8/19
17083 PARSONS RD
RIVERSIDE CA 92508

266170038
FRANCISCO GOMEZ
19171 MARIPOSA AVE
RIVERSIDE CA 92508

266180009
MIGUEL FRASCO
17225 PARSONS RD
RIVERSIDE CA 92508

266190001
HENRY T. PICHAY
17050 PARSONS RD
RIVERSIDE CA 92508

266190003
ROGELIO BAEZA
17114 PARSONS RD
RIVERSIDE CA 92508

266190011
HARGROVE TACITA ADONNA REVOCABLE
19323 MARIPOSA AVE
RIVERSIDE CA 92508

266190014
ISRAEL TELLEZ
19301 MARIPOSA AVE
RIVERSIDE CA 92508

266200003
PEREZ LUIS & EVE REVOCABLE TR DTD
19380 DALLAS AVE
RIVERSIDE CA 92508

266200004
GEROLD ARTHUR
17131 COLE ST
RIVERSIDE CA 92508

266200005
TERENCE RHONE
17165 COLE ST
RIVERSIDE CA 92508

266200010
ROBERTA P. ZUZIO
19420 DALLAS AVE
RIVERSIDE CA 92508

266200011
THOMAS F. POWELL
19270 DALLAS AVE
RIVERSIDE CA 92508

266200012
GARCIA JAIME VERDE & EDITH FABIOLA
19290 DALLAS AVE
RIVERSIDE CA 92508

266211006
BURKE JACQUELINE & MICHAEL L LIVING
17341 PARSONS RD
RIVERSIDE CA 92508

266211007
CHRISTINE J. HERNANDEZ
17365 PARSONS RD
RIVERSIDE CA 92508

266212012
DENISE J. LIVINGSTON
19315 DALLAS AVE
RIVERSIDE CA 92508

266212014
BIDEGARAY DOMINIQUE
17350 PARSONS RD
RIVERSIDE CA 92508

266170026
HERNANDEZ SALVADOR & ANA FAMILY
19145 MARIPOSA AVE
RIVERSIDE CA 92508

266170030
GILBERTO CHAVEZ
17080 CHAVEZ RD
RIVERSIDE CA 92508

266170037
HANI MOHAMAD KAMANI
17115 PARSONS RD
RIVERSIDE CA 92508

266190002
FEDERICO SALVADOR VALENZUELA
17096 PARSONS RD
RIVERSIDE CA 92508

266190005
RICHARD SISK
19387 MARIPOSA AVE
RIVERSIDE CA 92508

266190006
CANDACE S. CHANG
19381 MARIPOSA AVE
RIVERSIDE CA 92508

266190013
RAMIRO L. RUIZ
19345 MARIPOSA AVE
RIVERSIDE CA 92508

266200001
CHESTER A. HONSTEIN
17140 PARSONS RD
RIVERSIDE CA 92508

266200006
ERIC GREEN
17175 COLE AVE
RIVERSIDE CA 92508

266200013
LEONARDO BLANCO
19320 DALLAS AVE
RIVERSIDE CA 92508

266200014
HAIQING G. SCHAEFER
19340 DALLAS AVE
RIVERSIDE CA 92508

266211005
ELOISE OWENS
17265 PARSONS RD
RIVERSIDE CA 92508

266212013
MIRTA S. GUINAZU
17320 PARSONS RD
RIVERSIDE CA 92508

266212015
JOSE REYES HUERTA
17370 PARSONS RD
RIVERSIDE CA 92508

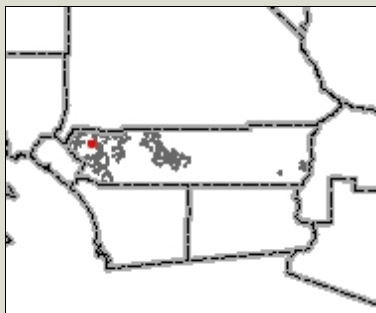
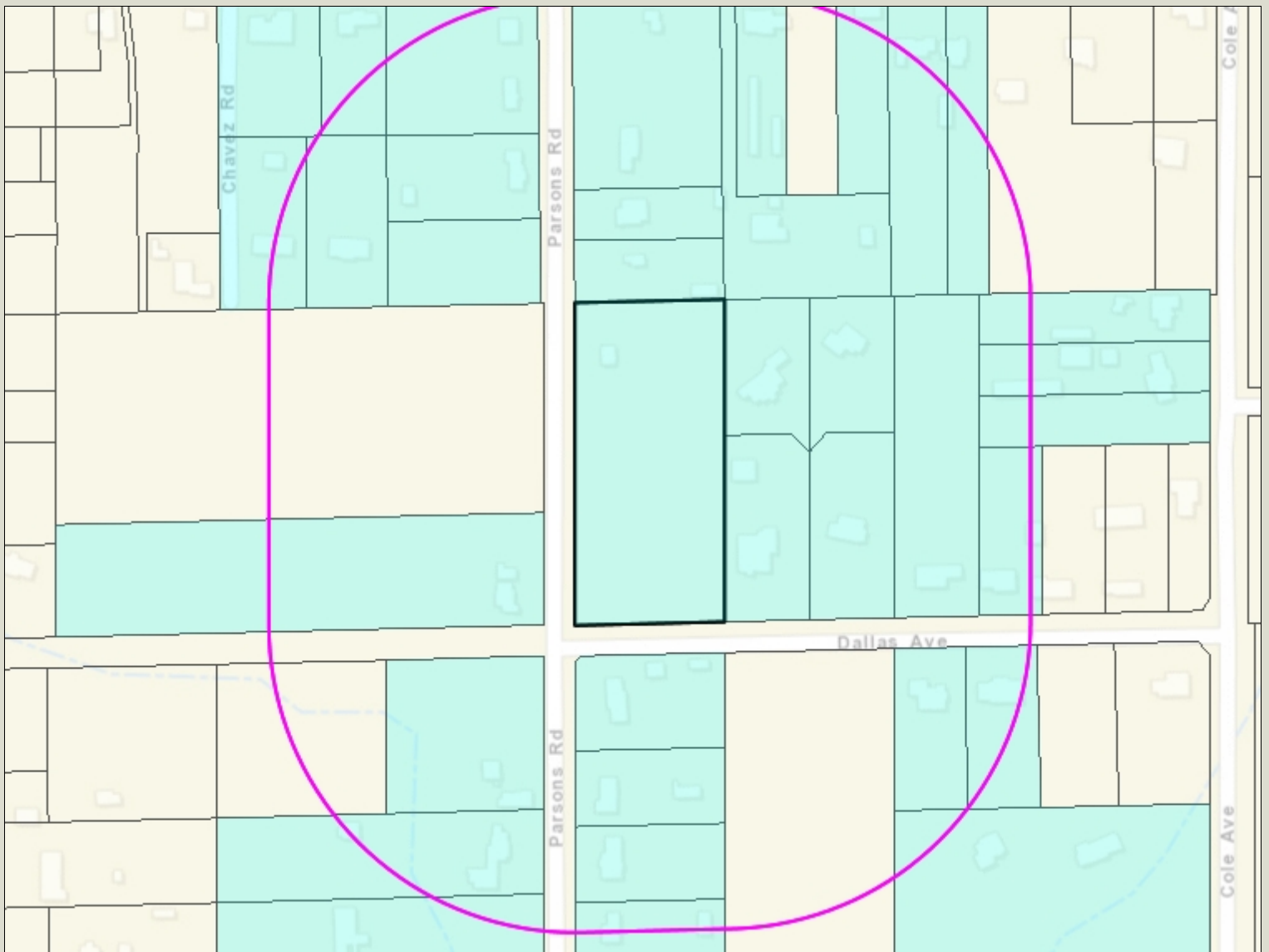
266212019
WRIGHT FAMILY TRUST DATED 5/14/2012
17355 COLE AVE
RIVERSIDE CA 92508

266212022
SIMON B. NGUYEN
19403 DALLAS AVE
RIVERSIDE CA 92508

266212023
SALVADOR GONZALEZ
19405 DALLAS AVE
RIVERSIDE CA 92508

Riverside County GIS Radius Map

TPM38026 - APN: 266-200-001



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

Notes



0 376 752 Feet

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 9/20/2023 2:45:40 PM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM
APN 266-200-001 – TPM38026

I, Blanca Bernardino, certify that on
(Print Name)

09/20/2023 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 600'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Blanca Bernardino

TITLE/REGISTRATION Urban Regional Planner I

ADDRESS: 4080 Lemon St. 12th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-6503



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: TPM38026 / CEQA Exempt 15315 (Minor Land Divisions) and 15061 (b)(3) (Common Sense Exemption)

Project Location: APN: 266-200-001

Project Description: Tentative Parcel Map No. 38026 is a Schedule "H" subdivision of 4.46 gross acres into three (3) residential parcels. The lot sizes would be as follows: parcel 1 is 2.13 acres, parcel 2 is 1.23 acres, and parcel 3 is 1.10 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Linda Irene Rehr – 15164 Desert St. Adelanto, CA 92301 Representative: Mitch Jay Adkison

Exempt Status: (Check one)

- Ministerial (Sec. 21080 (b) (1); 15268)
- Declared Emergency (Sec. 21080 (b) (3); 15269(a))
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c))
- Categorical Exemption - No Further Environmental Documentation Required, pursuant to CEQA Guidelines Section 15315 Minor Land Divisions and 15061 (b)(3) Common Sense Exemption
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt:

The project is categorically exempt pursuant to Section **15315 (Minor Land Divisions)** of CEQA Guidelines which recognizes 15315. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. **Note:** Authority cited: Sections Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code. **15061. REVIEW FOR EXEMPTION** (b) A project is exempt from CEQA if: 3) The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

NOTICE OF EXEMPTION

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Blanca I. Bernardino

County Contact Person



Signature

(951) – 955 – 6503

Phone Number

Urban Planner I

Title

10/16/2023

Date

Date Received for Filing and Posting at OPR: _____